



# Patterson/Cambridge Oval Neighborhood Meeting Community Input for Development of Comprehensive Plan

## *Hopes & Dreams for the Future of Alamo Heights*

November 5, 2008  
Bishop Jones Episcopal Center

### Participants

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### Facilitator

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## ALAMO HEIGHTS NOW

What we would never give up	What we would most want to change
<ul style="list-style-type: none"> <li>• Diversity of architectural character</li> <li>• Lifestyle community – entry level to retirement/ mixed socio economic</li> <li>• Architectural guidelines</li> <li>• Variety of scale of houses</li> <li>• Variety of homes &amp; businesses</li> <li>• Educate realtors what AH residents want (architecture)</li> <li>• Architecture</li> <li>• Unique homes - 1 of a kind</li> <li>• Historic homes</li> <li>• Historic homes</li> <li>• Houses that fit the lot. Cottage house on cottage lots. Big houses on big lots</li> <li>• Architecture of older homes</li> <li>• Design heritage</li> <li>• Variety of architecture – cottages to estates</li> <li>• Heritage trees</li> <li>• Trees</li> <li>• Open airy green neighborhood</li> <li>• Mature lush trees</li> <li>• Natural beauty (trees, etc)</li> <li>• Keep the trees</li> <li>• Tree canopies</li> <li>• Keep our trees</li> <li>• Trees &amp; natural beauty</li> <li>• Be like Gross Pointe</li> <li>• Small town feel in a larger city</li> <li>• Never be annexed by SA</li> <li>• Preserve character of AH</li> <li>• Sense of Community</li> <li>• Want older neighbors to stay in neighborhood (keep taxes down)</li> <li>• Sense of neighborhood – preserve/promote sidewalks</li> <li>• Preserve the sense of community</li> <li>• Sense of “small town” community</li> <li>• Quiet</li> <li>• Schools</li> <li>• Safety</li> <li>• Physical safety</li> <li>• Twice a month brush pickup</li> <li>• Keep business small – provide parking</li> <li>• Small businesses</li> <li>• Broadway 50-50</li> <li>• Central Market</li> </ul>	<ul style="list-style-type: none"> <li>• Ridiculous building regulations not consistently applied</li> <li>• Looming McMansions</li> <li>• McMansion</li> <li>• Builders raping our city</li> <li>• Keep AH a low rise city</li> <li>• Proliferation of condo projects</li> <li>• Spec houses</li> <li>• Developers</li> <li>• Bizarre new structures</li> <li>• MacMansions</li> <li>• MacMansions</li> <li>• Ugly, poorly designed and/or maintained commercial spaces</li> <li>• Ugly business district</li> <li>• No shade downtown</li> <li>• Commercial development w/ parking on street</li> <li>• No urban density on Broadway</li> <li>• Fast foods</li> <li>• Unsafe to walk due to vehicles</li> <li>• No sidewalks</li> <li>• Unsafe for anyone to cross Broadway. My husband nearly got hit on his bike crossing Broadway</li> <li>• Broadway is too wide – not pedestrian friendly</li> <li>• No sidewalk and bike paths</li> <li>• Bad pedestrian, bike access</li> <li>• Broadway not walkable</li> <li>• Traffic on Broadway</li> <li>• Too many stop signs</li> <li>• Broadway traffic &amp; poor parking</li> <li>• The traffic flow</li> <li>• Traffic on Broadway</li> <li>• Too many stop signs</li> <li>• Too many stop signs</li> <li>• Joliet @ Willam – stop sign abuse (loss of revenue for AH)</li> <li>• Loud music at Argyle on weekends which is so loud that when I lie in bed I can hear every word</li> <li>• No local theater</li> <li>• Cappy's lights, parking, trash pick-up, dumpster</li> <li>• Cambridge Elem lights – off nights &amp; weekends</li> <li>• Light pollution</li> <li>• Bring nighttime lights</li> <li>• Misused public funds</li> <li>• What is the budget for 15 year plan in \$\$</li> <li>• City allows confiscation of its property (alleys) w/out penalty</li> <li>• Pot holes in streets</li> <li>• Bad streets</li> </ul>

## ALAMO HEIGHTS NOW

### What we would most want to change (con't)

- Pave Cambridge Oval
- Change name of Grant Ave.
- No skunks
- Loose cats
- Neighbors who don't want to get involved
- Staff of Cambridge Elem school parking in front of neighbors
- Cambridge Elem. Lock south entrance to parking lot (vandalism prevention)
- Poor drainage
- Flooding
- Single family homes on multi- family lots being bulldozed
- Above ground utilities

# ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> <li>• Higher density</li> <li>• Mixed-use development – retail on first floor, housing on upper floors</li> <li>• Future of community – mixed-use development</li> <li>• Focus on re-planning east side of Broadway and Austin Hwy for more variety – i.e., retail, office, residential</li> <li>• Multi-use areas not all pavement &amp; buildings</li> <li>• Buildings set back from street</li> <li>• Build higher density on B'way</li> <li>• No more commercial</li> <li>• Balance residential &amp; commercial</li> <li>• Density &amp; variety can be exciting</li> <li>• No multi-family in residential neighborhoods</li> <li>• Like mix of multi-family &amp; single family</li> <li>• Enforce existing ordinances</li> <li>• Stop cramming living quarters on small lots</li> <li>• No dense housing</li> <li>• No rezoning of single family into multi or commercial</li> <li>• Protect neighborhoods from commercial encroachment</li> <li>• Not reduce single family area</li> <li>• Keep existing neighborhoods intact</li> <li>• Small hotel w/ spa</li> <li>• Sidewalk café</li> <li>• Boutique hotel</li> <li>• Really nice bed &amp; breakfast</li> <li>• Boutique hotel and/or bed &amp; breakfast</li> <li>• No Bed &amp; Breakfasts</li> <li>• More playground type parks</li> <li>• Small parks with benches, a few fountains, pretty flowers in pots</li> <li>• Purple martin houses in parks on Ogden Lane</li> <li>• Walkable</li> </ul>	<ul style="list-style-type: none"> <li>• Single family – no multi except adjacent to retail etc.</li> <li>• City should review architecture before construction begins</li> <li>• Regional building styles</li> <li>• demolitions – why not have power to restrict?</li> <li>• Consistency on Arch. Review Board decisions</li> <li>• Better control of demolitions &amp; new houses to preserve neighborhood character</li> <li>• Enforce existing standards in timely fashion</li> <li>• Create rules for rental properties – not allowing house to fall into disrepair</li> <li>• Within reason allow people to develop their property to suit their needs as long as not destroying character</li> <li>• Prohibit McMansions</li> <li>• Add on Remodel not demo</li> <li>• Prevent demo of historic</li> <li>• Don't allow neighbors to regulate style – but maintain quality standards – materials, etc.</li> <li>• STOP demolitions not slow them</li> <li>• Multi-family design standards tightened</li> <li>• Historic protection of structures</li> <li>• Strong appeals board</li> <li>• Enforce volume vs. lot size regulations</li> <li>• Only homes that fit the lots: little home = little lot; big home = big lot</li> <li>• Better set- back for fences</li> <li>• No zero lot line homes</li> <li>• Houses proportional to lot size</li> <li>• Continue historic feel without restricting well-built structure</li> <li>• Houses proportional to lot size</li> <li>• Keep house mass low – green mass high</li> <li>• Oversized in proportion to lot size</li> <li>• Save smaller size homes for young families and/or single elderly</li> <li>• Maintain diversity of housing stock</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed commercial uses</li> <li>• Include commercial listings (free) in city newsletter</li> <li>• Walkable streets w/ evening business</li> <li>• Homogenous architecture in commercial buildings</li> <li>• Attractive &amp; walkable commercial areas (landscaping, benches, trees)</li> <li>• Charming sidewalk cafes &amp; business for peds &amp; bicycles</li> <li>• Redevelopment – replace strip centers w/ a variety of buildings</li> <li>• Bike lanes, bike racks. Sidewalks. Trails to shops for walking</li> <li>• Consistent store fronts (define pedestrian zone)</li> <li>• Walkable &amp; trees</li> <li>• Use Highland Park Village attractiveness as example</li> <li>• Streetscape that encourages strolling &amp; shopping</li> <li>• Walking paths – more trees</li> <li>• Xeriscape: Sidewalks developed w/ gardens</li> <li>• Enable dog owners to take pets on walking shopping trips</li> <li>• Walking/ biking friendly w/ neighborhood bars, delis, etc.</li> <li>• Commercial corridors – more trees along Broadway in median</li> <li>• Library? Town Square</li> <li>• Walking areas</li> <li>• Sidewalks. Outdoor cafes. Clothing stores</li> <li>• More side walks</li> <li>• Emphasis on walkable, local, businesses (not all banks)</li> <li>• Walkable – wider sidewalks &amp; centralized parking structure</li> <li>• Pedestrian/ bicycle promoting</li> </ul>

## ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan (con't)	Residential (con't)	Commercial & Economic Development (con't)
<ul style="list-style-type: none"> <li>• Limit height to 4 floors</li> <li>• Prefer low height limits for commercial &amp; residential</li> <li>• No massive condos (like McCombs bldg on Broadway)</li> <li>• Limit retail &amp; commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Keep wide variety of styles of homes</li> <li>• Allow for diversity of affordability of housing</li> <li>• Maintain diversity. Minimize traffic impact</li> <li>• Keep historic “charm”</li> <li>• Preserve unique character of each neighborhood</li> <li>• Preservation of green space &amp; canopies (lower lot coverage)</li> <li>• More landscaping</li> <li>• Park in your garage</li> <li>• No front yard parking</li> <li>• Get rid of parking requirements – just require 2 off street parking spaces – whether covered or not</li> <li>• Light pollution controls</li> <li>• Walkable</li> <li>• Quality design &amp; construction</li> <li>• Don't over regulate</li> <li>• No new high density development</li> <li>• No variances!!</li> </ul>	<ul style="list-style-type: none"> <li>• Good walkways, trees along B'way, benches, amenities for easy shopping</li> <li>• Walkable with small signs</li> <li>• Hide/soften businesses with greenery (Hilton Head)</li> <li>• We compete commercially with all SA – develop commercial zone to compete</li> <li>• Fewer banks &amp; more restaurants &amp; multi-use incl. residential</li> <li>• Please keep Cappy's &amp; Cappychinos open &amp; the Twig are a perfect fit in AH!</li> <li>• Close Cappys</li> <li>• “Ginger man” style brew pub</li> <li>• Very small signs</li> <li>• Keep signs small/ low without flashing lights</li> <li>• No franchise stores</li> <li>• Increased tree canopy shade</li> <li>• Landscape walkways</li> <li>• Connect us with Riverwalk</li> <li>• More green space</li> <li>• No more scraping of perfectly good homes (not falling down) The modern mega million homes they put up don't fit in</li> <li>• Improve, upscale. No growth</li> <li>• No dumpster pick-up before 9am</li> <li>• Too much noise pollution from blowers &amp; high pressure cleaners</li> <li>• Austin Hwy best for multi family</li> <li>• Two story garages areas</li> <li>• Make it easier to add on to our homes – less restrictive</li> <li>• Bicycle license</li> <li>• More public spaces</li> <li>• Trolley service to limit drunk driving</li> <li>• 1<sup>st</sup> Saturday @ AH</li> </ul>

# ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation	Natural & Cultural Resources	Utilities & Community Facilities
<ul style="list-style-type: none"> <li>• Bike lanes</li> <li>• More sidewalks &amp; street lamps</li> <li>• Control bike lanes</li> <li>• Fill in sidewalk gaps</li> <li>• Medians on Broadway w/ bike trails to downtown</li> <li>• Commercial parking blocking res. drives</li> <li>• Trees added to parking areas</li> <li>• “Smart” parking lots shared by businesses w/ different operating hours</li> <li>• Keep overnight parking limits</li> <li>• Off street parking for staff of Cambridge Elem. School</li> <li>• No overnight street parking – enforce</li> <li>• Control residential area parking</li> <li>• Sidewalks for all walkers</li> <li>• More sidewalks &amp; bike trails</li> <li>• More pedestrian &amp; bike friendly</li> <li>• More bike lanes!!</li> <li>• More bike lanes</li> <li>• Walking to stores with trails</li> <li>• Crossing streets without danger</li> <li>• Wheel chair access</li> <li>• Better, safer Broadway pedestrian crossings</li> <li>• Sexy traffic lights &amp; signage on Broadway (like attractive &amp; well designed)</li> <li>• Make no thru trucks sign enforced</li> <li>• Fewer lanes on B’way w/ synchronized signals</li> <li>• Synchronized traffic signals on N. New Braunfels</li> <li>• Increase methods for control of thru traffic (not neighborhood people)</li> <li>• Redesign Broadway/ Austin Hwy intersection to a “turn about” like Olmos Park</li> <li>• Possible trolleys or other public transportation between areas</li> <li>• Better sidewalks that connect neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>• More nature trails</li> <li>• Develop Olmos Basin into walkable areas. Make trails in forest safe. Walk along Devine/ Jones Maltzberger</li> <li>• Olmos Basin Park (City of SA) create a useable space, park, etc. It is scary and could be great.</li> <li>• Improve nature trail – lighting</li> <li>• Bike &amp; jogging paths</li> <li>• More nature &amp; bike trails</li> <li>• City park on triangle of land at Austin Hwy &amp; B’way, etc.</li> <li>• More parks &amp; trees (people not dogs)</li> <li>• Pocket parks development</li> <li>• Trees in street median</li> <li>• Pocket parks with benches, trees, play equipment</li> <li>• New nature trails</li> <li>• Keep nature trails as private/ natural as present</li> <li>• Keep nature trails Cathedral Park, etc.</li> <li>• Take over Olmos Park</li> <li>• Walking &amp; nature trails</li> <li>• Clean out under brush in our neglected park/ drainage areas – same as City of SA did in Brackenridge Park</li> <li>• Tighter animal control</li> <li>• Educate dog walkers</li> <li>• Dog parks “blue light” safety stations on trails</li> <li>• Enforced leash law</li> <li>• Dog park</li> <li>• A public park playground for families &amp; kids</li> <li>• Safe trails &amp; dog parks</li> <li>• Dogs are great. Make us meet each other. They are welcome in my yard</li> <li>• Dog park</li> <li>• More public gardens</li> <li>• Actively acquire new green space, i.e. 110 Chichester</li> </ul>	<ul style="list-style-type: none"> <li>• Underground utilities</li> <li>• Buried utilities</li> <li>• Put all overhead utilities underground</li> <li>• City should be responsible for private sewer lateral lines under streets</li> <li>• Bury utilities at least in business district</li> <li>• Bury utility lines</li> <li>• Utilities under ground</li> <li>• Bury lines. Increase street lighting</li> <li>• Bury utility lines</li> <li>• Bury utility lines</li> <li>• Underground lines &amp; water reservoirs</li> <li>• Place utility lines under ground</li> <li>• Bury utility wires both residential &amp; commercial</li> <li>• Bury utilities @ Broadway</li> <li>• Bigger trees = more shade)</li> <li>• Bury utilities where possible</li> <li>• More opportunities for recycling everywhere</li> <li>• Protect aquifer (storm water management)</li> <li>• Incentivize water harvesting</li> <li>• Gray water for irrigation</li> <li>• Encouragement of private solar energy use &amp; water catchment placements</li> <li>• Utility poles not in use left and not removed</li> <li>• Bury power lines</li> <li>• Underground electric &amp; tel. lines</li> <li>• Encourage becoming green</li> <li>• Recycle water.</li> <li>• Remove above ground wires</li> <li>• Compost cut trees, grass, plant material</li> <li>• Recycle water &amp; bury utilities</li> <li>• Model of sustainability!</li> <li>• Promote rainwater collection in homes</li> <li>• Street drainage</li> <li>• Total solar energy</li> <li>• New map of flood plain</li> </ul>

## ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation (con't)	Natural & Cultural Resources (con't)	Utilities & Community Facilities (con't)
<p>and that don't start &amp; end randomly</p> <ul style="list-style-type: none"> <li>● Light rail to SA downtown</li> <li>● Trolley connecting downtown</li> <li>● Distinctive covered bus stops, light poles</li> <li>● Free Broadway shuttle bus</li> <li>● Limited stop signs</li> <li>● Enforce stop sign at Joliet &amp; Willim</li> <li>● No more stop signs</li> <li>● Slower traffic speed for all no business streets</li> <li>● Curb street numbers kept fresh – readable</li> <li>● Trees in the median – better lighting</li> </ul>	<ul style="list-style-type: none"> <li>● Each retail business or group of businesses should be required to landscape their area. Also some cities have hanging baskets at each block it is very effective.</li> <li>● Preserve green spaces we have</li> <li>● Trees. Enforce ordinance</li> </ul> <p>Increase green vista &amp; flowers</p> <ul style="list-style-type: none"> <li>● Art space in city hall like the public library downtown</li> <li>● Have some contemporary outdoor sculpture along the Broadway Austin Hwy</li> <li>● More public art on Broadway</li> <li>● No public art. Keep nature</li> <li>● Many public fountains</li> <li>● Sit &amp; read space</li> <li>● Branch library downtown</li> <li>● Branch library</li> <li>● Preserve space &amp; historical buildings</li> <li>● Preserve cultural icons</li> <li>● Light control</li> <li>● Too dark to walk at night</li> <li>● Clean the streets</li> <li>● Show route of old streetcar tracks on Patterson</li> </ul>	<ul style="list-style-type: none"> <li>● Control flooding on Broadway</li> <li>● Fix the drainage problem in the 200 block of Crescent Ave.</li> <li>● Better drainage</li> <li>● Better drainage; better recycling</li> <li>● Drainage Esp. New Braunfels</li> <li>● Improved flood control</li> <li>● Down lighting for CPS &amp; commercial</li> <li>● More soft street lighting</li> <li>● Put aesthetic street lighting on all streets</li> <li>● More night lighting in resident areas</li> <li>● Control bright lights of neighbors</li> <li>● More landscaping of public spaces</li> <li>● First rate, no matter the cost</li> <li>● Move city hall downtown</li> <li>● Keep trash pickup up as good as now</li> <li>● 3 day trash pickup</li> <li>● Enforce leash law</li> <li>● Outlaw leaf blowers</li> <li>● Open alleys that are blocked by residents</li> <li>● Stop McMansions from forcing water onto neighbors</li> <li>● Bat conservation @ Cambridge Elem. School (educ)</li> <li>● Purple martin houses in parks &amp; bat house – both eat skeeters</li> </ul>

## KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Need to be a walking/cycling village – incl. commercial district
- Proportionality of houses to lots
- Engage community
- Conserve houses, trees, uniqueness
- Preserve property rights as we preserve neighborhood
- Parking problems – encroaching residential properties
- Keep low rise community
- Don't lose ability to start out as young family – housing stock diversity
- Dumpster issue is a problem
- Neighborhood rights are important too
- Not looking for radical remake of AH
- Don't reinvent the wheel
- AH loves its nature
- Lighting – stars
- Mosquito problem
- Rental properties in bad shape
- Street sweeper
- Small town feel in large city
- McMansions
- Make sure we don't have one singular plan for all neighborhoods
- Pedestrian & cyclist safety issues need place to walk and be able to get off the street
- Community enhancing process